
CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE

CARMEL ZONING ORDINANCE
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2.00 Compliance with the Regulations.

Except as hereinafter provided:

2.01 Building and Land Use.¹

No Building or land shall be used and no Building shall be erected, reconstructed or structurally altered which is arranged, intended, or designed to be used for any purpose other than a Use which is permitted and specified in a District in which such Building or land is located without first having had an appropriate Use Variance approved by the Board.

2.02 Height.²

No Building shall be erected, reconstructed or structurally altered to exceed the limits of height established and specified for the Use and the District in which such Building is located prior to having had the appropriate Development Standards Variance approved by the Board.

2.03 Yard, Lot Area, and Size of Building.³

No Building shall be erected, reconstructed or structurally altered in any manner which will encroach upon, or reduce in any manner, the Yards, Lot Area per Dwelling Unit, Ground Floor Area of residential Building, or Lot Coverage regulations, established and specified for the Use and the District in which such Building is located prior to having had the appropriate Development Standards Variance(s) approved by the Board.

¹ Section 2.01 amended per Ordinance No. Z-453-04, §d.

² Section 2.02 amended per Ordinance No. Z-453-04, §e.

³ Section 2.03 amended per Ordinance No. Z-453-04, §f.

2.04 Lots.⁴

In no case shall there be more than one (1) Principal Building used for residential purposes, and its Accessory Buildings, located on one (1) Lot. Every Building hereafter erected shall be located on a platted Lot or on an unplatted Lot or tract as approved by the Director, which abuts upon and has adequate frontage on a publicly dedicated Street and has adequate storm water drainage; unless the appropriate Development Standards Variance(s) has been approved by the Board and/or the appropriate Subdivision Waiver(s) has been approved by the Commission.

2.05 Parking Space and Loading Berths.⁵

Every Building hereafter erected shall provide Parking Space for Motor Vehicles and Loading Berths as specified hereinafter for the Use to which such Building is to be devoted.

2.06 Ownership.

Cooperatives, Condominiums and all other forms of property ownership do not affect the provisions of these regulations and all requirements shall be observed as though the property were under single ownership.

2.07 Mobile Homes.⁶

All inhabited Mobile Homes shall be located in a Mobile Home Park that has received Special Use approval. No inhabited Mobile Home, outside an approved Mobile Home Park, shall be connected to utilities except those Mobile Homes being offered for sale. Mobile Homes used for all other purposes shall be placed in accordance with the regulation of this Ordinance.

2.08 Compliance with Current Standards of the City of Carmel.

All Improvements and installations required by this Ordinance shall be in accordance with current standards of the City of Carmel.

2.09 Compliance with the Thoroughfare Plan.⁷

All projects and Improvements under the jurisdiction of this Ordinance shall conform with the terms of the Thoroughfare Plan in regard to public dedication of proper Rights-of-way and in regard to Setback and any other affected development standards.

⁴ Section 2.04 amended per Ordinance No. Z-453-04, §g.

⁵ See also Chapter 27: Additional Parking and Loading Regulations.

⁶ Section 2.07 amended per Ordinance No. Z-453-04, §h.

⁷ Section 2.09 amended per Ordinance No. Z-369-02, §a.

2.10 Subdivision of Land.⁸

The Subdivision of land may occur in accordance with the Subdivision Control Ordinance in all zoning districts established in *Section 4.01*.

⁸ *Section 2.10* amended per *Ordinance No. Z-453-04*, §i.

**CHAPTER 2: COMPLIANCE WITH THE REGULATIONS
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	2.09 Spring 2002 v2
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	2.01; 2.02; 2.03; 2.04; 2.07; 2.10 Summer 2004 v1